



PUTTERILLS

EST. 1992

Oakwood Road Bricket Wood, St Albans AL2 3PX
Guide price £800,000

Four/five bedroom family home sitting on a larger than average plot and being sold CHAIN FREE

A substantial detached four/five bedroom family home sitting on a larger than average plot and being sold CHAIN FREE. The accommodation comprises of a large well fitted kitchen/breakfast room, a separate lounge/diner and a huge conservatory. There are also two double bedrooms on the ground floor a cloakroom/shower room. On the first floor there is a lovely master bedroom, a further double bedroom and a beautiful fitted bathroom. The property has a lovely mature garden, mostly laid to lawn with a huge annexe with two separate rooms, one set up as an office and the other as a one bedroom apartment with en suite shower room, the annexe has plenty of scope to turn into one whole self contained "Granny Annexe" with the possibility of having an open plan kitchen/living/diner and separate bedroom with en suite. Oakwood Road is ideally placed within walking distance of the nearby shopping parade and is a short drive from St Albans City centre. Bricket Wood enjoys a wealth of green open space and woodland, there is easy access to the major motorway networks including the M1 and M25. Bricket Wood also benefits from a train station to the Abbey Flyer linking St Albans and Watford Junction. Furthermore, the property is located within the catchment area for highly sought after schooling such as Parmiters Secondary School and St Michaels Catholic School.

Entrance Hall

Standard glazed door to front, tiled flooring, stairs to first floor landing and doors to:

Shower Room

Double glazed window to side, tiled walls, shower cubicle with shower, WC, wash hand basin, heated towel rail and tiled flooring.

Living/Diner 7.5m x 5.4m (24'7" x 17'9")

Double glazed window to rear, television point, radiator and solid wood flooring.

Kitchen/ Breakfast Room 6.5m x 3.4m (21'4" x 11'2")

Double glazed window to side, fitted kitchen with a range of wall and base units, splashback tiling, wooden worktops, sink, range cooker, space for dishwasher, space for washing

machine, larder, radiator and tiled flooring.

Conservatory 5.4m x 4m (17'9" x 13'1")

UPVC construction, French doors to rear garden, radiator and solid wood flooring.

Bedroom 4.1m x 3.6m (13'5" x 11'10")

Double glazed bay window to front, fitted wardrobes, radiator and laminate wood flooring.

Bedroom 4.1m x 3.4 (13'5" x 11'2")

Double glazed bay window to front, fitted wardrobe, radiator and laminate wood flooring.

First Floor Landing

Power points, velux window to front aspect, eaves storage and doors to:

Master Bedroom 5.6m x 3.3m (18'4" x 10'10")

Double glazed window to front and rear, eaves storage, radiator and fitted carpet.

Bedroom 4.4m x 2.7m (14'5" x 8'10")

Double glazed window to rear, radiator and fitted carpet.

Bathroom 3.4m x 2.5 (11'2" x 8'2")

Double glazed window to front and side, tiled walls, bath, shower cubicle with shower, WC, wash hand basin, heated towel rail, airing cupboard and tiled flooring.

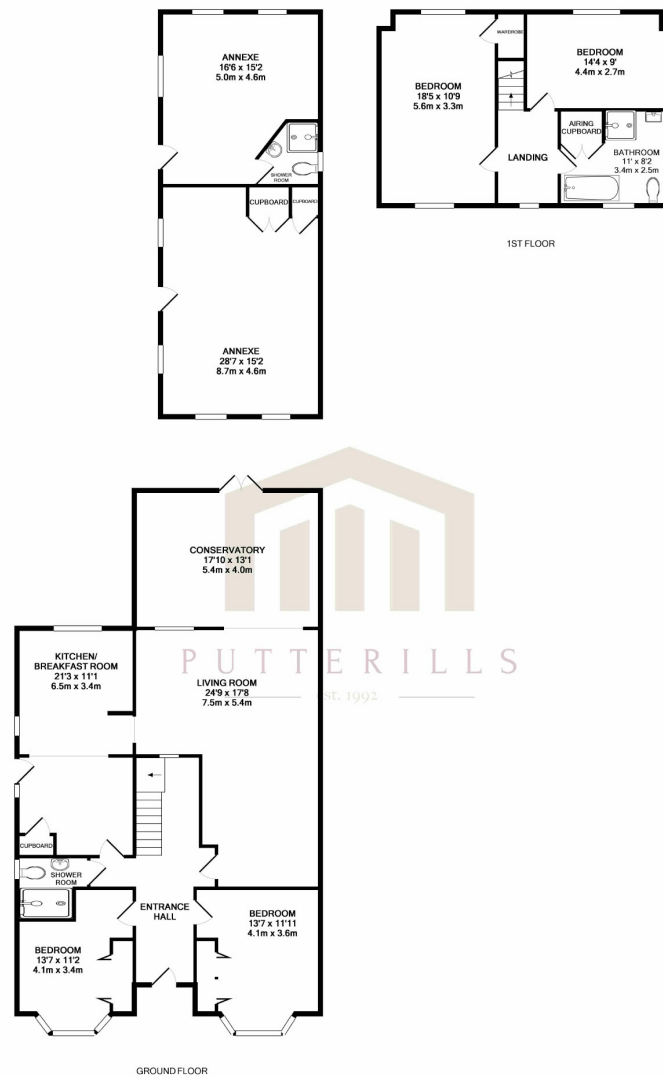
Annexe

The annex contains two separate rooms, one of which is currently used as an office and the other is set up as a fifth bedroom with an en suite.









TOTAL APPROX. FLOOR AREA 2583 SQ.FT. (240.0 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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